134.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	801,900 / 801,900
					USE VALUE:	801,900 / 801,900
					ASSESSED:	801,900 / 801,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		SHAWNEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZAGANJORI HAKI & FERIDA TRUSTE
Owner 2:	ZAGFAM REALTY TRUST
Owner 3:	
Street 1:	2 SHAWNEE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZAGANJORI HAKI--ETAL -
Owner 2:	ZAGANJORI FERIDA -
Street 1:	2 SHAWNEE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,428 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Stucco Exterior and 2049 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5428.000	330,200	5,400	466,300	801,900
Total Card	0.125	330,200	5,400	466,300	801,900
Total Parcel	0.125	330,200	5,400	466,300	801,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.36 | /Parcel: 391.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 86436
GIS Ref:
GIS Ref:
Insp Date: 02/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 134.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	330,200	5400	5,428.	466,300	801,900	801,900	Year End Roll	12/18/2019
2019	101	FV	249,900	5500	5,428.	437,100	692,500	692,500	Year End Roll	1/3/2019
2018	101	FV	249,900	4700	5,428.	361,400	616,000	616,000	Year End Roll	12/20/2017
2017	101	FV	249,900	4700	5,428.	332,200	586,800	586,800	Year End Roll	1/3/2017
2016	101	FV	249,900	4700	5,428.	303,100	557,700	557,700	Year End	1/4/2016
2015	101	FV	244,000	4700	5,428.	297,200	545,900	545,900	Year End Roll	12/11/2014
2014	101	FV	244,000	4700	5,428.	276,300	525,000	525,000	Year End Roll	12/16/2013
2013	101	FV	244,000	4700	5,428.	262,900	511,600	511,600		12/13/2012

!10465!

PRINT

Date	Time
12/11/20	00:46:03

LAST REV

Date	Time
04/23/18	11:12:21

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10465

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZAGANJORI HAKI-	56475-255		2/16/2011	Convenience	99	No	No		
	20048-335		8/1/1989		170,000	No	No		Y

USER DEFINED

Prior Id # 1:	86436
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2005	213	Addition	7,000			G6	GR FY06	10 x 10 add
4/16/2002	253	Porch	1,200	C				REPLACE PORCH FLOO

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
11/18/2008	Meas/Inspect	163	PATRIOT
10/20/2005	Permit Visit	BR	B Rossignol
12/10/1999	Inspected	267	PATRIOT
11/23/1999	Mailer Sent		
11/5/1999	Measured	256	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5428		Sq. Ft.	Site		0	80.	1.07	9									466,274						466,300	

Total AC/HA: 0.12461 | Total SF/SM: 5428 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 466,274 | Spl Credit | Total: 466,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28025210
Const Adj.:	1.01504993
Adj $ / SQ:	162.440
Other Features:	102250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	405624
Depreciation:	75446
Depreciated Total:	330178

COMMENTS

BMT 50% USABLE/ SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

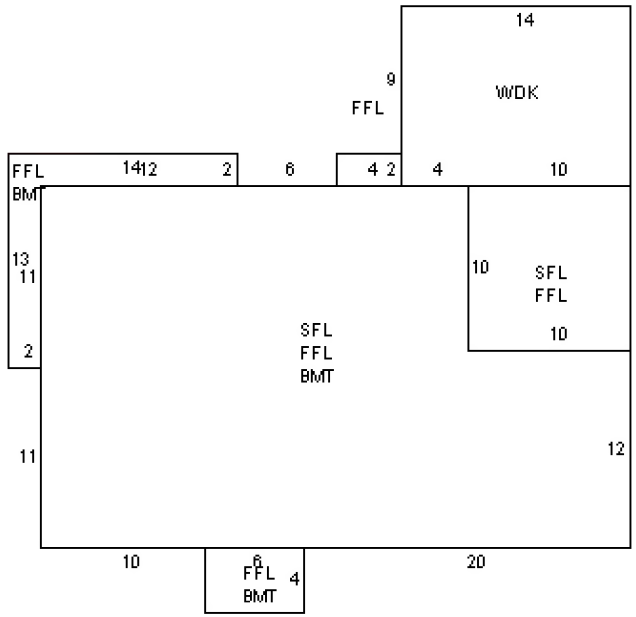
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	162.44
Special Features:	0	Val/Su Net:	149.89
Final Total:	330200	Val/Su SzAd	198.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	874	162.440	141,973
SFL	Second Floor	792	162.440	128,652
BMT	Basement	383	80.410	30,796
WDK	Deck	154	12.680	1,953
	Net Sketched Area:	2,203	Total:	303,374
Size Ad	1666	Gross Are	2586	FinArea 2049

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	50	RRM	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

134.0-0005-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1960	21.94	T	40	101			4,700			4,700
19	Patio	D	Y	1	12X18	A	AV	2000	3.99	T	15.2	101			700			700

More:	N	Total Yard Items:	5,400	Total Special Featues:		Total:	5,400